

22/10/2021

RE: Material Change of Use | Development Permit @ 14-18 Boundary Street

Dear Council

A good problem to have

Here at CT Fitness our current offering is group fitness, CrossFit Classes. We have outgrown our existing building. With multiple classes reaching our cap per day, it is now putting a limit on the people we can service. The current parking spaces we have are insufficient, with members having to park across the road or up on the footpath. There is also a current high demand for a 24hr access gym in Charters Towers.

I see the opportunity to better utilise the vacant land at the back of my existing building to solve these issues.

Scope of the project

- Build out a 12m extension onto the back of existing 30m x 15m building, creating 2 separate spaces. The existing space to remain group fitness and the new space to incorporate a 24hr access gym.
- Remove the current front desk out of the existing building so we can utilise more gym floor space.
- Create a new and welcoming reception area as part of the new building that will service both spaces
- Upgrade the current existing amenities to be fully utilised and accessible to both spaces as well as having 24hr access.
- Build out an office, staff room, laundry and storage room as part of the new build that can be utilised by both sections
- Add an extra 17 parking spaces at the back of the gym to give a total of 27 Spaces. With our new max capacity at 34 and given that some people will travel together, this will allow sufficient onsite parking to accommodate both sections
- Add concrete paths around the building with awnings over all doorways to give a professional and pleasing street appeal
- Add landscaping to give a welcoming vibe that will complement the current family friendly area.

The goal of the project is to enable us to expand our offering and provide a modern, professional fitness establishment that will be an asset to the community.

Thanks for your attention, I'm off to the gym. Hope to see you there, where "Fitness is for all of Us"

Regards,
Tony Scholes,
Owner of CT Fitness and 14 Boundary St
0447971421, tonyscholes111@gmail.com

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Breeze Point Pty Ltd ATF The A J Scholes Family Trust
Contact name (only applicable for companies)	Anthony Scholes
Postal address (P.O. Box or street address)	PO Box 1962
Suburb	Charters Towers
State	Qld
Postcode	4820
Country	Australia
Contact number	0447971421
Email address (non-mandatory)	tonyscholes111@gmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☐ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		14-18	Boundary Street	Charters Towers
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	L1	MPH30435	Charters Towers
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
-20.069254	146.264874	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input checked="" type="checkbox"/> Other: Google Maps	Charters Towers

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☒ Additional premises are relevant to this development application and their details have been attached in a schedule to this application
☐ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☒ In or adjacent to a water body or watercourse or in or above an aquifer
 Name of water body, watercourse or aquifer: Next to contributory to Mossman Creek

☐ On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land:
 Name of port authority for the lot:

☐ In a tidal area
 Name of local government for the tidal area (if applicable):
 Name of port authority for tidal area (if applicable):

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*
 Name of airport:

<input checked="" type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	14384
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

A 30m x 12m extension to the existing 30m x 15m building used for a gym and adding an additional 17 parking spaces. The extension will allow greater gym space for additional classes and the ability to offer a 24hr access Gym. The project includes a new reception, extra storage, offices and staff facilities. Extra pathways around the outside of the building with awnings over the entry's as well as landscaping the grassed area.

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

☐ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

8.2) Does the proposed use involve the use of existing buildings on the premises?

<input checked="" type="checkbox"/> Yes		
<input type="checkbox"/> No		

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

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9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

☐ Yes – provide additional details below
☐ No

How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

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13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: <table border="1" style="display: inline-table; width: 300px; height: 20px;"></table> | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

☐ Yes – specify number of new lots:

☐ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Charters Towers Regional Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☐ No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure – designated premises
- ☐ Infrastructure – state transport infrastructure
- ☐ Infrastructure – state transport corridors and future state transport corridors
- ☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure – near a state-controlled road intersection
- ☐ On Brisbane core port land near a State transport corridor or future State transport corridor
- ☐ On Brisbane core port land – ERA
- ☐ On Brisbane core port land – tidal works or work in a coastal management district
- ☐ On Brisbane core port land – hazardous chemical facility
- ☐ On Brisbane core port land – taking or interfering with water
- ☐ On Brisbane core port land – referable dams
- ☐ On Brisbane core port land - fisheries
- ☐ Land within Port of Brisbane's port limits
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – construction of new levees or modification of existing levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- ☐ Local heritage places

Matters requiring referral to the chief executive of the distribution entity or transmission entity : <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council : <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994 : <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator : <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority : <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority : <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service : <input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
Note: By not agreeing to accept an information request I, the applicant, acknowledge:
<ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
Further advice about information requests is contained in the <u>DA Forms Guide</u> .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes

☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
- ☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
- ☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
- ☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- ☒ No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, Planning Regulation 2017 and the DA Rules except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	

Relevant licence number(s) of chosen assessment manager	
---	--

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Flood Hazard Overlay,

Performance outcomes	Acceptable outcomes	Justification
Siting of development		
PO1 Development: (a) does not provide unacceptable risks to people and property from flood hazard impacts or, the risks are mitigated to an acceptable or tolerable level; and (b) does not intensify or locate a use in an extreme or high hazard area, in order to avoid risks to people, property and the environment.	No acceptable outcome is nominated.	Comply
PO2 Development is sited to enable safe evacuation in the event of a flood.	No acceptable outcome is nominated.	Comply
PO3 Signage is provided within flood hazard areas to alert residents and visitors to the flood hazard.	AO3 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating: (a) the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points such as floodway crossings or entrances to low-lying reserves.	Provide signage to direct people to the high ground on Water St (from back carpark) and to Boundary St (from front carpark)
Building floor levels		
PO6	AO6.1	

Performance outcomes	Acceptable outcomes	Justification
<p>The floor levels of sensitive land uses have an acceptable level of flood immunity to maintain the safety of people from flood hazard impacts.</p> <p>Editor's note—The grouping of land uses known as 'sensitive land uses', as referenced throughout this Town plan is found in section SC1.2 Administrative terms.</p>	Habitable rooms have a minimum floor level at least 0.3m above the DFE.	Comply
	AO6.2 Floor levels of non-habitable rooms (other than Class 10 buildings) are above the DFE, or allow for the flow through of floodwaters on the ground floor.	comply
	AO6.3 Where involving an extension to an existing residential use that has habitable rooms below the level referred to in AO6.2, any extension does not exceed 25m ² GFA.	NA
PO7 Non-residential development is designed and located to minimise damage to property and contents from flooding impacts.	No acceptable outcome is nominated.	Comply
PO13 Development in flood hazard areas supports and does not hinder disaster management capacity and capabilities.	No acceptable outcome is nominated.	Comply

Natural Environmental Overlay Code,

Not Applicable as the subject site is clear of any noticeable flora or fauna which would constitute an assessment against the Natural Environmental Overlay.

General Residential Zone,

Performance outcomes	Acceptable outcomes	Justification
Built form		
PO1	AO1	NA

Performance outcomes	Acceptable outcomes	Justification
<p>Buildings:</p> <p>(a) are low rise;</p> <p>(b) do not create unreasonable overshadowing on adjoining residential properties; and</p> <p>(c) do not adversely impact on the residential character and amenity of the area.</p>	<p>Building height does not exceed 8.5m and 2 storeys above ground level.</p>	
Amenity		
<p>PO17</p> <p>Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on site environment and provide shading.</p> <p>Editor's note—Applicants are also referred to the Landscaping code.</p>	<p>No acceptable outcome is nominated.</p>	<p>The use of Drought tolerant trees and shrubs that suit our environment and provide an attractive appearance as well as provide shading</p>
<p>PO18</p> <p>Outdoor activity, plant equipment, waste, storage and servicing areas are screened from adjoining properties and from the street.</p>	<p>AO18</p> <p>Outdoor activity, plant equipment, waste, storage and servicing areas are:</p> <p>(a) not located adjacent to any road frontage; and</p> <p>(b) screened from public view by either:</p> <p>(i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or</p> <p>(ii) mature landscaping that has the same effect as a 1.8m high wall.</p>	<p>Provide an area for rubbish bins to be accessible for use while being screened off from public view</p>
Effects of development		

Performance outcomes	Acceptable outcomes	Justification
<p>PO19</p> <p>Development responds sensitively to on site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage line is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development. 	No acceptable outcome is nominated.	comply
<p>PO20</p> <p>Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic and parking; (c) visual impact; (d) odour and emissions; and (e) lighting. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to</p>	No acceptable outcome is nominated.	<p>New section will incorporate a 24hr gym</p> <p>The following steps will be taken to minimise the impact to surrounds</p> <ul style="list-style-type: none"> (a) insulated walls to reduce Noise Doors and Roller doors facing Water St left shut between the hours of 7PM and 7AM All internal speakers used for music will be kept at a low level so no internal noise can be heard by surrounding properties. (b) Accessible onsite parking (27 spaces) will be provided that is sufficient to the expected number of

Performance outcomes	Acceptable outcomes	Justification
demonstrate compliance with this performance outcome.		<p>members using the gym at one time.</p> <p>(c) Landscaping and building design will provide a pleasing appearance to the general public</p> <p>(d) All waste material that could produce an odour will be regularly taken from the site</p> <p>(e) Lighting will be well placed to allow safe access for members and directed in a way that will not impact negatively on surrounding properties</p>
<p>PO21</p> <p>All uses are located, designed, orientated and constructed to:</p> <p>(a) minimise noise dust, odour or other nuisance from existing lawful uses;</p> <p>(b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, major road, infrastructure corridor and rail network in the vicinity; and</p> <p>(c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land.</p> <p>Editor's note—Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of MyMinesOnline Maps. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past</p>	No acceptable outcome is nominated.	comply

Performance outcomes	Acceptable outcomes	Justification
mining areas may reveal additional unmapped historic mine sites.		

Development Works Code,

Performance outcomes	Acceptable outcomes	justification
Utility infrastructure and services		
PO1 Development is serviced by an adequate, safe and reliable supply of potable and general use water, connected to reticulated water supply where possible.	AO1 Development is: <ul style="list-style-type: none"> (a) connected to Council's reticulated water supply network, including the installation of easily accessed water meters, in accordance with the <i>Development works Town plan policy</i>; or (b) if connection to Council's reticulated water supply network is not possible, a potable on site water supply is provided in accordance with the <i>Development works Town plan policy</i>. 	Comply
PO2 Development is serviced by appropriate waste water disposal infrastructure which ensures: <ul style="list-style-type: none"> (a) no adverse ecological impacts on the receiving environment; (b) cumulative impacts of onsite waste water treatment are considered in assessing the likely environmental impacts; (c) public health is maintained; (d) the location, site area, soil type and topography is suitable for on site waste water treatment; and (e) the reuse of waste water does not contaminate any 	AO2 Development is: <ul style="list-style-type: none"> (a) connected to Council's reticulated sewerage treatment system, in accordance with the <i>Development works Town plan policy</i>; or (b) if connection to Council's reticulated sewerage treatment system is not possible, waste water is treated in accordance with <i>Development works Town Plan Policy</i>. 	Comply

Performance outcomes	Acceptable outcomes	justification
surface water or ground water.		
PO3 Electricity supply network and telecommunication service connections are provided to the site and are connected.	AO3.1 The development is connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.	Comply
	AO3.2 Where not included in the development, provision is made for future telecommunications services (such as fibre optic cable) in accordance with the standards of the relevant regulatory authority.	
Stormwater management Editor's note—Refer also to the Stormwater management design objectives in the State planning policy.		
PO4 Stormwater management is designed and operated to ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows: (a) ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows; and (b) direct stormwater to a lawful point of discharge through competently designed and constructed outlet works in a manner	AO4.1 Development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.	Comply
	AO4.2 Stormwater (including roof and surface water) is conveyed to the kerb and channel or other lawful point of discharge in accordance with the requirements of the <i>Development works Town plan policy</i> .	Comply
	AO4.3	Storm water will runoff directly into adjoining water channel

Performance outcomes	Acceptable outcomes	justification
<p>that reflects the predevelopment status.</p> <p>Editor's note– Stormwater quality must meet the design objectives within the <i>Development works Town plan policy</i>.</p>	<p>Stormwater runoff from all impervious areas (roof, pavements, etc) are not permitted to flow or discharge over adjoining properties.</p>	
Parking and access		
<p>PO8</p> <p>Development includes the provision of adequate and convenient car parking on site to satisfy the anticipated requirements of the land use or activity.</p>	<p>AO8</p> <p>Car parking is provided in accordance with Table 8.3.1.3(b)–Car parking requirements.</p>	<p>On site Carparking (27 spaces) provided in accordance with expected numbers</p>
<p>PO9</p> <p>Development provides end of trip facilities for people engaging in active transport (bicycle and pedestrian):</p> <p>(a) to meet the needs of users and promote active modes of travel;</p> <p>(b) at convenient, easily identifiable, safe locations; and</p> <p>(c) in locations that do not obstruct vehicular, bicycle or pedestrian movement paths.</p>	<p>AO9</p> <p>Development provides cycling and pedestrian end of trip facilities, in accordance with the requirements of the <i>Development works Town plan policy</i>.</p>	<p>Comply</p>
<p>PO10</p> <p>Access driveways are designed and constructed to:</p> <p>(a) provide convenient access to the site and maintain the safety and efficiency of the road;</p> <p>(b) minimise conflicts with traffic and pedestrians; and</p> <p>(c) are constructed to a standard that is appropriate to the location and to meet the</p>	<p>AO10.1</p> <p>Access driveways are designed and constructed in accordance with the relevant <i>Development works Town plan policy</i>.</p> <p>AO10.2</p> <p>Access driveways allow vehicles (with the exception of Dwelling house and Dual occupancy) to enter and exit the site in a forward gear.</p>	<p>Back car will allow for 2 lane entry/exit, Sufficient space (8m) between the 2 sides of the carpark, with a turn around area at the end opposite the entry/exit</p> <p>Front carpark has a designated entry and designated exit</p>

Performance outcomes	Acceptable outcomes	justification
anticipated volume and type of traffic.		
<p>PO11</p> <p>Vehicle movement areas (including internal driveways, access aisles, manoeuvring areas, car parks and service bays) are designed to ensure:</p> <p>(a) a gradient appropriate for the type of vehicles;</p> <p>(b) effective stormwater drainage;</p> <p>(c) clearly marked and signed spaces;</p> <p>(d) convenience and safety for drivers and pedestrians; and</p> <p>(e) adequate dimensions to meet user requirements, including access and egress for emergency vehicles.</p>	<p>AO11</p> <p>Manoeuvring, queuing, loading and unloading areas, and parking areas are:</p> <p>(a) designed and constructed in accordance with the Development works Town plan policy; and</p> <p>(b) certified by a Registered Professional Engineer of Queensland.</p>	Comply
<p>PO12</p> <p>Footpaths in the road reserve are provided along all road frontages and are paved in durable and stable materials matching any adjacent development footpaths.</p>	<p>AO12</p> <p>Footpaths are:</p> <p>(a) provided for the full width and length of all road frontages;</p> <p>(b) designed and constructed in accordance with the requirements of the Development works Town plan policy; and</p> <p>(c) certified by a Registered Professional Engineer of Queensland.</p>	<p>NA</p> <p>No current footpaths</p>
<p>PO13</p> <p>Pedestrian access to buildings:</p> <p>(a) do not obstruct pedestrian movement (or form physical clutter) on public footpaths;</p> <p>(b) are not visually overbearing (or form visual clutter) in the streetscape; and</p>	<p>AO13</p> <p>Steps, escalators, ramps and lifts are:</p> <p>(a) located wholly within the site; and</p> <p>(b) setback a minimum of 1.5m from the front boundary.</p>	Disabled parking is provided along with a wheelchair access

Performance outcomes	Acceptable outcomes	justification
(c) provide safe, efficient and convenient access including wheelchair access.		
Acoustic and air quality		
PO14 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.	AO14 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008, as amended</i> . Editor's note—To achieve compliance, development is planned, designed and managed to ensure emissions from activities achieve the appropriate acoustic objectives (measured at the receptor dB(A)).	Comply
PO15 Development prevents or minimises the generation of any noise so that: (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded.	AO15 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008, as amended</i> .	Comply As shown in Effects of development PO20
PO16 Development adjacent to State controlled roads or Council controlled arterial road minimise nuisance caused by noise, vibration and dust emissions.	AO16 Development complies with the requirements of the Department Main Roads - Road Traffic Noise Management Code of Practice and the <i>Environmental Protection (Noise) Policy 2008</i> .	Comply
Lighting		
PO17 External lighting is provided in urban areas to ensure a safe environment.	AO17 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the	Comply As Shown in Effects of Development PO20

Performance outcomes	Acceptable outcomes	justification
	requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	
Waste management		
PO18 Development: (a) minimises waste generation (including construction, demolition and operational waste); and (b) provides adequate facilities on site for the storage of waste and recyclables.	AO18 Waste storage and management arrangements are sited, screened and designed in accordance with the <i>Development works Town plan policy</i> .	Comply
PO19 Development is designed to allow for safe and efficient servicing of waste and recycling containers through: (a) a development layout that facilitates direct and unobstructed servicing of waste and recycling containers; and (b) minimising the potential for nuisances to be caused by way of noise and odour.	AO19 Waste and recycling collection services are provided in accordance with the <i>Development works Town plan policy</i> .	Comply
For all assessable development		
General		
PO20 Where buildings and structures are located on multiple lots, these are amalgamated to form one lot.	No acceptable outcome specified.	NA
Wastewater management		
PO20 Wastewater is managed to: (a) avoid wastewater discharge to any waterway; or	No acceptable outcome specified.	NA All waste water will be connected to council sewage

Performance outcomes	Acceptable outcomes	justification
<p>(b) if wastewater discharge to waterways cannot be practically avoided, discharge is minimised to an acceptable level by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</p> <p>Editor's note–Wastewater is defined in accordance with <i>Environmental Protection (Water) Policy 2009</i>, schedule 2). A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses:</p> <ul style="list-style-type: none"> (i) wastewater type; and (ii) climatic conditions; and (iii) water quality objectives (WQOs); and (iv) best-practice environmental management. 		
<p>PO21</p> <p>Wastewater discharge maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health including:</p> <ul style="list-style-type: none"> (a) protecting applicable water quality objectives for the receiving waters; (b) managing soil disturbance or altering natural hydrology in coastal areas; and (c) avoiding or minimising the release of nutrients of concern. 	No acceptable outcome specified.	NA
Stormwater management		
<p>PO22</p> <p>Stormwater management systems:</p> <ul style="list-style-type: none"> (a) implement Water Sensitive Urban Design (WSUD) principles that: 	<p>AO22</p> <p>Stormwater management systems are designed and constructed in accordance with the <i>Development works Town plan policy</i>.</p> <p>Editor's note–A site Stormwater Quality Management Plan (SQMP) is prepared in accordance with</p>	<p>Comply</p> <p>All storm water will run directly into adjoining water channel</p> <p>Carpark levels and drains used to allow for drainage without erosion</p>

Performance outcomes	Acceptable outcomes	justification
<ul style="list-style-type: none"> (i) protect natural systems and waterways; (ii) allow for the detention of stormwater instead of rapid conveyance; (iii) minimise impervious areas; (iv) utilise stormwater to conserve potable water; (v) integrate stormwater treatment into the landscape; (vi) ensure water quality values are protected; (b) must be economically maintained for the life of the system; (c) provide for safe access and maintenance; and (d) maintain natural drainage lines and adequate filtering and settlement of sediment for the protection of watercourses, wetlands from point sources and non-point source stormwater discharges. 	<p><i>Development works Town plan policy.</i></p>	
<p>PO23</p> <p>Development allows for sufficient site area to accommodate an effective stormwater management system.</p>	No acceptable outcome specified.	Comply
<p>PO24</p> <p>Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to:</p> <ul style="list-style-type: none"> (a) existing capacity of stormwater infrastructure and ultimate catchment conditions; 	No acceptable outcome specified.	Comply

Performance outcomes	Acceptable outcomes	justification
(b) discharge for existing and future upstream development; and (c) protecting the integrity of adjacent and downstream development.		
PO25 Major stormwater drainage network elements are designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for the applicable defined flood event ensuring there is no damage to property or hazards for motorists.	AO25 Stormwater infrastructure is designed in accordance with the requirements of the <i>Development works Town plan policy</i> .	Comply
PO26 Reconfiguration of lots includes stormwater management measures in the design of any road reserve, streetscape or drainage networks to: (a) minimise impacts on the water cycle; (b) protect waterway health by improving stormwater quality and reducing site run-off; and (c) avoid large impervious surfaces.	No acceptable outcome specified.	NA
PO27 Construction activities for the development avoids or minimise adverse impacts on stormwater quality by: (a) achieving the post construction stormwater management design objectives for pollution load reductions for Western Queensland (TSS 85% TP 60% TN 45% and 90% Gross pollutants) and or In lieu of modelling, the default bio-retention treatment area of 1.5	AO27 Stormwater quality achieves the stormwater design objectives of the <i>Development works Town plan policy</i> .	Comply

Performance outcomes	Acceptable outcomes	justification
<p>per cent of the contributing catchment area; and</p> <p>(b) the waterway stability management design objective: limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI discharge.</p> <p>An Erosion and Sediment Control Plan (ESCP) is prepared by a suitably qualified person that demonstrates:</p> <p>(a) erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions; or</p> <p>(b) how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent of this Performance outcome.</p>		
Acoustic and air quality		
<p>PO35</p> <p>Utility services and service structures attached to buildings, do not adversely impact on the acoustic or visual amenity of the surrounding area and are:</p>	No acceptable outcome specified.	Comply

Performance outcomes	Acceptable outcomes	justification
<p>(a) located as far from sensitive land uses, road frontage boundaries and public open spaces as practical;</p> <p>(b) acoustically shielded and visually screened so as not to be audible or visible from adjoining and nearby sites, public open spaces and roads.</p>		

Landscaping Code,

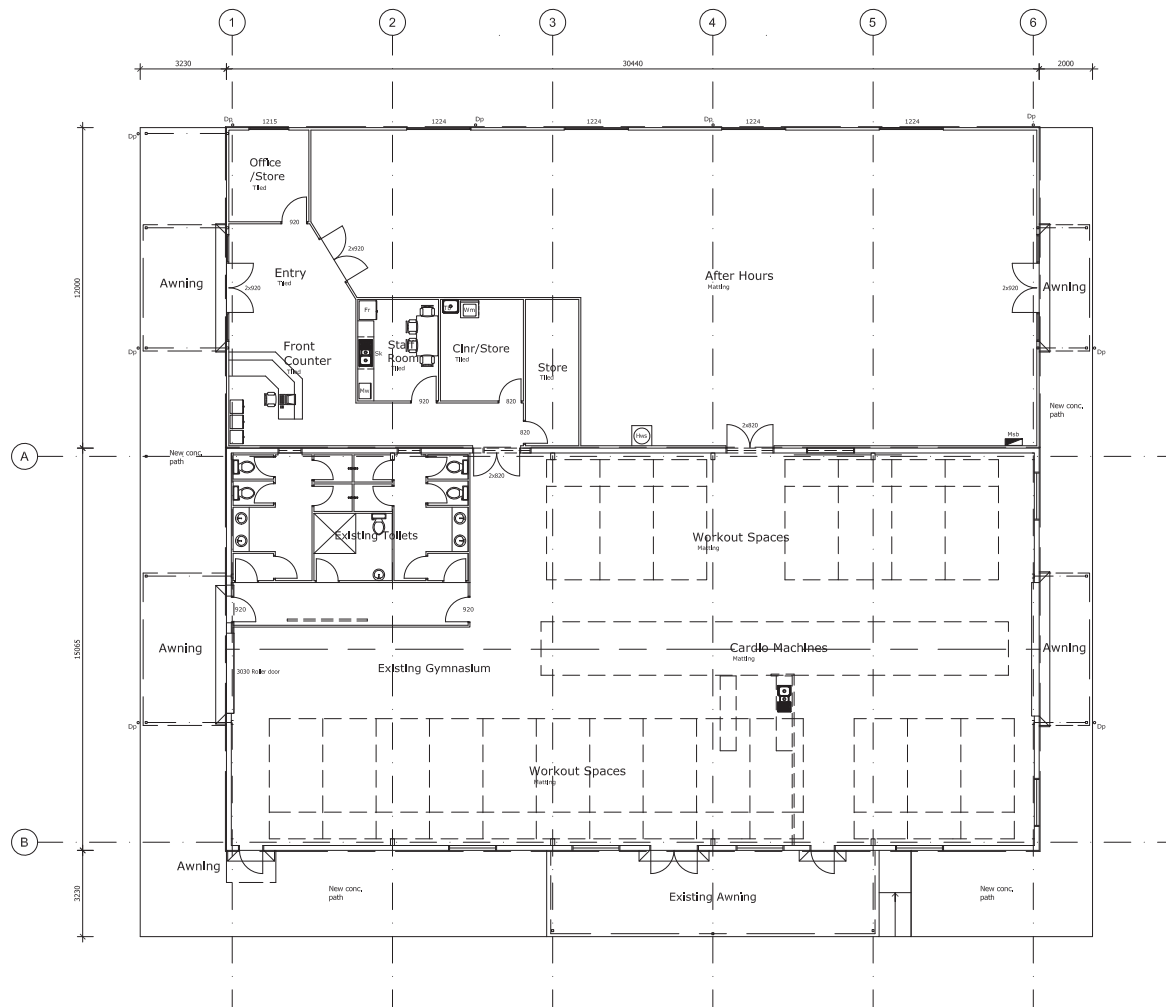
Performance outcomes	Acceptable outcomes	Justification
General		
<p>PO1</p> <p>Landscape design of both public and private spaces:</p> <p>(a) compliments the intended character of the streetscape and zone;</p> <p>(b) is functional and designed to be visually appealing in the long-term; and</p> <p>(c) incorporates plant types appropriate for the region and local climate.</p>	No acceptable outcome is nominated.	Comply
<p>PO2</p> <p>Landscape works and plant selection ensure:</p> <p>(a) climatically appropriate species are planted;</p> <p>(b) the provision of shade in appropriate locations;</p> <p>(c) an appropriate mix of soft and hard elements; and</p> <p>(d) planting densities and stock sizes are suitable for their location, purpose and hardiness.</p>	No acceptable outcome is nominated.	Use of drought tolerant trees and shrubs that are appropriate to the region, well placed to provide shade and are visually appealing
PO3	AO3	

Performance outcomes	Acceptable outcomes	Justification
<p>Street trees are provided in appropriate locations to:</p> <ul style="list-style-type: none"> (a) provide shade for pedestrians along footpaths; (b) reinforce the legibility of the movement network; (c) avoid damage to public or private property or infrastructure; (d) enhance the character of the streetscape; and (e) ensure visibility is maintained from entrances and exits to properties and at intersections. 	<p>Street trees are provided at the rate whichever is the lesser of:</p> <ul style="list-style-type: none"> (a) one street tree per lot frontage or one tree per 10 linear metres of road frontage; or (b) a minimum of 1 tree per 400m² of site area. 	Comply
<p>PO4</p> <p>Street treatments including pavement, seating, lighting, rubbish bins are provided to:</p> <ul style="list-style-type: none"> (a) enhance the usability and amenity of streets and public spaces; (b) facilitate social interaction; and (c) maintain clean streetscapes. <p><i>Editor's note—Refer also to the Development works Town plan policy.</i></p>	No acceptable outcome is nominated.	
<p>PO5</p> <p>Wherever possible, landscape design facilitates the retention and integration of mature existing vegetation, both within and external to the site.</p>	<p>AO5</p> <p>Existing mature trees and vegetation are retained and incorporated into the landscape design.</p>	<p>NA</p> <p>No Current existing vegetation</p>
Landscaping along boundaries and edges		

Performance outcomes	Acceptable outcomes	Justification
PO6 Planting and landscape elements along boundaries and edges assist in: <ul style="list-style-type: none"> (a) maintaining privacy between adjoining buildings; (b) protecting local views, vistas and sightlines; (c) enhancing the visual appearance of the built form; (d) screening service, utility and parking areas; (e) minimising noise impacts between noise sources and sensitive receiving environments; and (f) reducing the visual impact of acoustic fences, retaining walls and long unbroken walls. 	No acceptable outcome is nominated.	Comply
Open air car parking		
PO7 Open air car parking areas are provided with suitable levels of shade.	AO7.1 Shade trees are located at the rate of one tree per 6 car spaces.	Buildings are set in a way to provide shade to carpark as well as the use of shade trees
	AO7.2 Wheel stops are provided to protect vegetation.	Comply
Sustainability		
PO8 Landscape design, including irrigation methods, optimise water and energy efficiency and respond appropriately to local conditions, by: <ul style="list-style-type: none"> (a) maximising the exposure to the prevailing summer 	No acceptable outcome is nominated.	Comply

Performance outcomes	Acceptable outcomes	Justification
<p>winds and the winter morning sun;</p> <p>(b) minimising exposure to the prevailing winter winds and the summer afternoon sun;</p> <p>(c) optimising shade to create useable and comfortable areas; and</p> <p>(d) maintaining infiltration to subsurface soil.</p>		
Safety		
<p>PO9</p> <p>Landscape elements enhance the safety, legibility of places and do not undermine the surveillance of paths, walkways, parking areas, streets and public spaces by ensuring:</p> <p>(a) landscape elements (including signage and other infrastructure) does not interfere with sightlines;</p> <p>(b) spaces are well lit, free from obstructions and clearly defined by landscape treatments; and</p> <p>(c) public and private areas are clearly distinguishable and accessible.</p> <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.	Comply
Maintenance		
<p>PO10</p> <p>Landscape elements do not adversely affect stormwater quantity or quality by ensuring:</p>	No acceptable outcome is nominated.	Comply

Performance outcomes	Acceptable outcomes	Justification
(a) the flow of water along overland flow paths is not restricted; (b) opportunities for water infiltration are maximised; and (c) areas of pavement, turf and mulched garden beds are appropriately located and adequately drained.		
PO11 Landscape elements: (a) provide high levels of durability and robustness; (b) are cost effective; and (c) have the ability to be maintained conveniently over the long-term.	No acceptable outcome is nominated.	Comply
PO12 Landscape works and plant selection protects the structural integrity and function of: (a) buildings and structures; (b) overhead and underground services; and (c) other forms of infrastructure.	No acceptable outcome is nominated.	Comply



Proposed Floor Plan
Scale 1:100

General Notes

1. Do not scale off drawing check all dimensions & levels on site before commencing work, including location of all services.
 2. Comply with all Local Authority & Building Code of Australia 2019 regulations & all relevant Australian Standard Codes.
 3. Installation of all materials to comply with Manufacturer's Specifications.
 4. Notwithstanding inspection by an Engineer or Building Certifier, it is the Builder's responsibility to ensure that all works are constructed in accordance with the Building Approval Drawings.
 5. Substitution of any structural member, & variation to any of the design, will void any responsibilities to Benson Building Designs for the performance of the building.
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A	Preliminary Issue	01/10
No.	Revision/Issue	Date



commercial / units / new homes / extensions
renovations / decks / patios

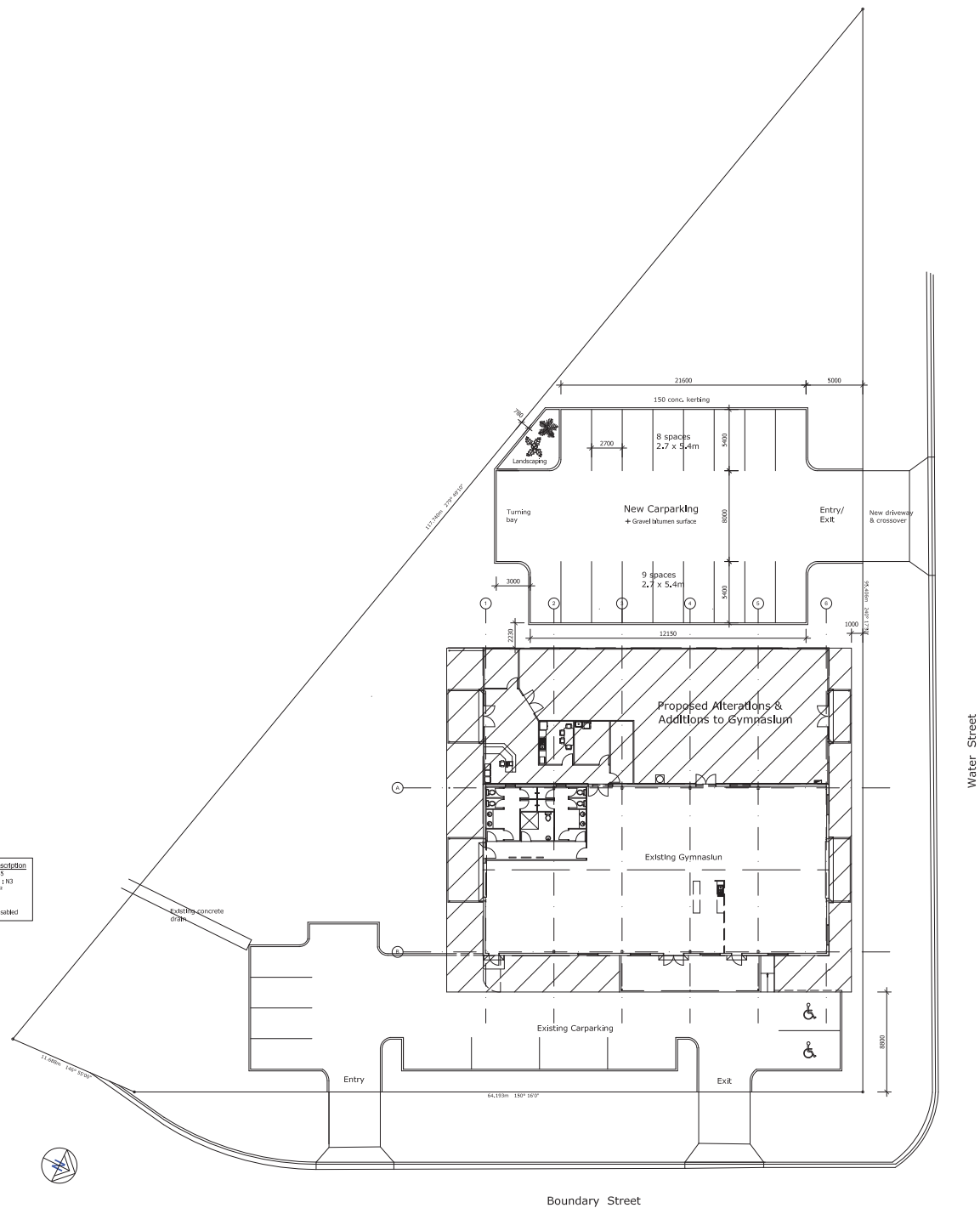
Geny Benson
Bldg. & Arch. Draft.

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Project Name and Address
Proposed Alterations & Additions to Gymnasium
CrossFit CT
14-18 Boundary Street,
Charters Towers, Qld

Project No.	Dwg No.	Issue
2021-14	DD03	A
Date	Designed	
March, 2021	G.B	
Scale	Drawn	
1:100 @ A1	G.B	



Real Property Description
Lot 1 on PPH 30425
Wind Classification : N3
Site Area : 3722 m²
GFA : 1081 m²
Site Cover : 24%
25 Carparks + 2 Disabled

Site Plan
Scale 1:200

General Notes

1. Do not scale off drawing check all dimensions & levels on site before commencing work, including location of all services.
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3. Installation of all materials to comply with Manufacturer's Specifications.
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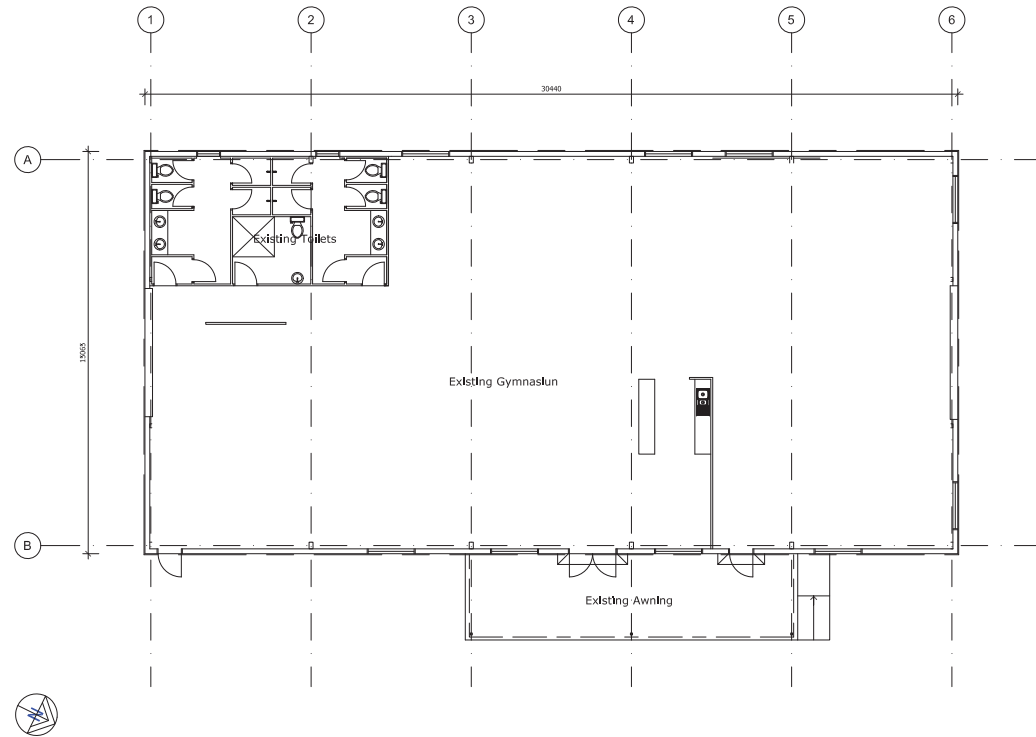
A	Preliminary Issue	01/10
No.	Revision/Issue	Date



commercial / units / new homes / extensions
renovations / decks / patios
Gery Benson
BSc. Dip Arch Draft.
Call : 0416 936 452
QBCC Lic. No. 1256424 ABN 68 537 687 613
Email : plans@bensonbuildingdesigns.com.au
www.bensonbuildingdesigns.com.au

Project Name and Address
Proposed Alterations & Additions to Gymnasium
CrossFit CT
14-18 Boundary Street,
Charters Towers, Qld

Project No. 2021-14	Dwg No. DD01	Issue A
Date March, 2021	Designed G.B	
Scale 1:200 @ A1	Drawn G.B	



Existing Floor Plan
Scale 1:100

General Notes

1. Do not scale off drawing check all dimensions & levels on site before commencing work, including location of all services.
 2. Comply with all Local Authority & Building Code of Australia 2019 regulations & all relevant Australian Standard Codes.
 3. Installation of all materials to comply with Manufacturer's Specifications.
 4. Notwithstanding inspection by an Engineer or Building Certifier, it is the Builder's responsibility to ensure that all works are constructed in accordance with the Building Approval Drawings.
 5. Substitution of any structural member, & variation to any of the design, will void any responsibilities to Benson Building Designs for the performance of the building.
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A	Preliminary Issue	01/10
No.	Revision/Issue	Date



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Bisc. Dip Arch Draft.

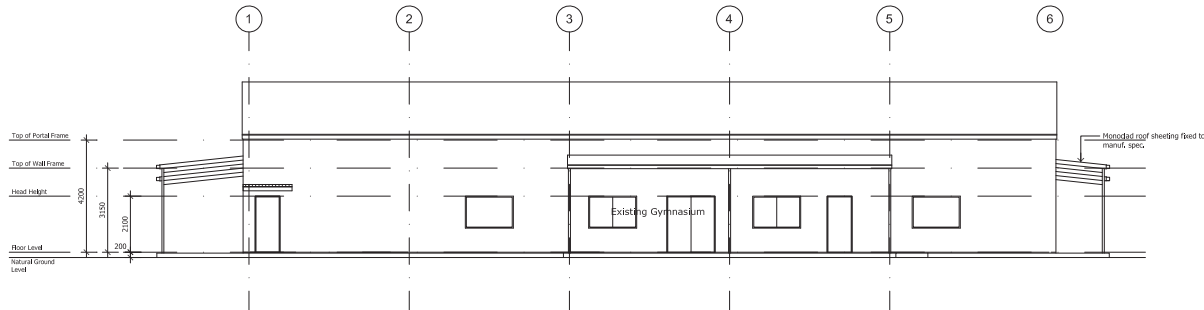
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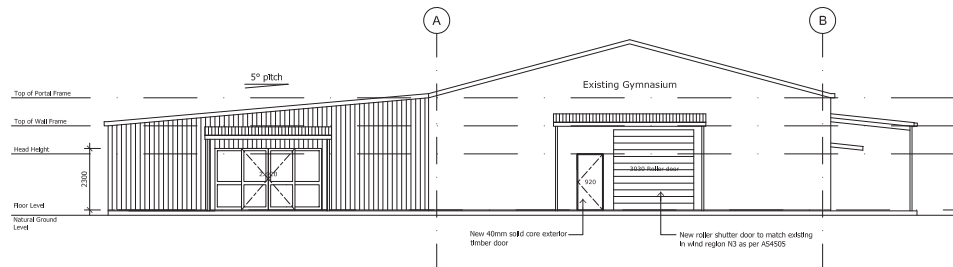
Project Name and Address

**Proposed Alterations &
Additions to Gymnasium**
CrossFit CT
14-18 Boundary Street,
Charters Towers, Qld

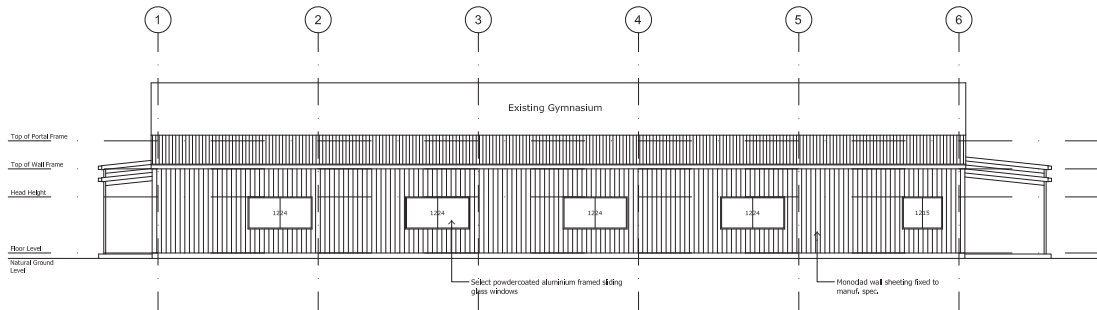
Project No. 2021-14	Dwg No. DD02	Issue A
Date March, 2021	Designed G.B	
Scale 1:100 @ A1	Drawn G.B	



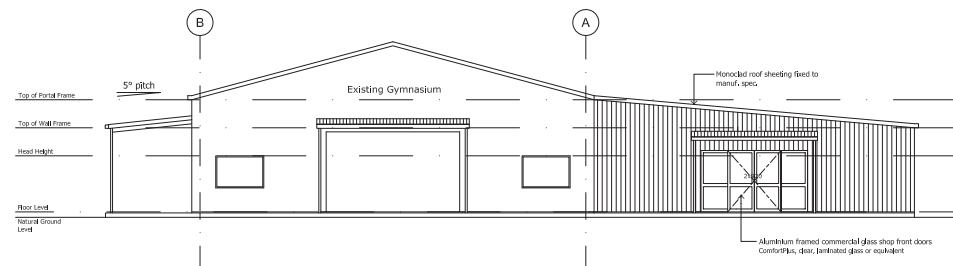
North East Elevation
Scale 1:100



South East Elevation
Scale 1:100



South West Elevation
Scale 1:100



North West Elevation
Scale 1:100

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Project Name and Address
Proposed Alterations & Additions to Gymnasium
CrossFit CT
14-18 Boundary Street,
Charters Towers, QLD

Project No.	Dwg No.	Issue
2021-14	DD04	A
Date	Designed	
March, 2021	G.B	
Scale	Drawn	
1:100 @ A1	G.B	